

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Winston-Salem Consortium**

State: **NC**

PJ's Total HOME Allocation Received: **\$23,699,615**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	94.48 %	93.74 %	8	92.63 %	63	61	
% of Funds Disbursed	84.73 %	86.09 %	13	86.67 %	31	33	
Leveraging Ratio for Rental Activities	5.53	6.46	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.76 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.68 %	76.16 %	4	76.19 %	72	71	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.59 %	78.47 %	6	81.48 %	82	79	
% of 0-30% AMI Renters to All Renters***	54.50 %	39.13 %	7	45.62 %	68	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.36 %	1	96.17 %	100	100	
Overall Ranking:			In State:	4 / 19	Nationally:	92	90
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,246	\$10,365		\$28,750	877 Units	45.60 %	
Homebuyer Unit	\$15,042	\$11,730		\$15,714	440 Units	22.90 %	
Homeowner-Rehab Unit	\$22,094	\$24,968		\$21,140	270 Units	14.00 %	
TBRA Unit	\$5,190	\$1,549		\$3,230	337 Units	17.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Winston-Salem Consortium NC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$66,336	\$94,312	\$29,402
State:*	\$71,728	\$86,594	\$27,227
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	0.7 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	13.9	15.0	44.4	5.4
Black/African American:	84.7	73.4	52.2	91.9
Asian:	0.1	0.5	0.0	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.4	2.7
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.2	0.7	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.5	10.0	2.6	0.0
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HOUSEHOLD SIZE:

1 Person:	41.8	13.4	49.6	43.2
2 Persons:	21.3	22.0	24.8	29.7
3 Persons:	20.5	34.5	11.1	13.5
4 Persons:	10.6	16.4	8.1	13.5
5 Persons:	3.8	8.0	4.1	0.0
6 Persons:	1.1	3.4	1.5	0.0
7 Persons:	0.1	1.6	0.7	0.0
8 or more Persons:	0.7	0.7	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.7	14.5	18.5	37.8
Elderly:	25.7	2.3	51.1	5.4
Related/Single Parent:	33.0	67.7	11.9	54.1
Related/Two Parent:	1.4	11.6	12.2	2.7
Other:	2.3	3.4	6.3	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	42.8	0.0 #
HOME TBRA:	0.3	
Other:	16.8	
No Assistance:	40.1	

of Section 504 Compliant Units / Completed Units Since 2001 26

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Winston-Salem Consortium

State: NC

Group Rank: 92
 (Percentile)

State Rank: 4 / 0 PJs

Overall Rank: 90
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	86.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	2.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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